

ALL PUBLIC STREETS
RIGHT OF WAY LINE

12' UTILITY EASEMENT
LOT LOT

UTILITY EASEMENT
DETAIL FOR:
LOTS 1-109
OUTLOT 1, OUTLOT 2 AND OUTLOT 3

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats., or by the County Planning Agency.

Certified *October 23rd, 2003*
Robert E. Lee
Department of Administration

THOMAS J. JUZA'S SHOREWOOD HEIGHTS

A SUBDIVISION LOCATED IN PARTS OF THE NW 1/4-SW 1/4, SE 1/4-SW1/4 AND THE SW1/4-SW 1/4 OF SECTION 13, AND PART OF THE SE 1/4-SE 1/4 AND GOVERNMENT LOT 2 OF SECTION 14, ALL LOCATED IN T24N, R21E, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

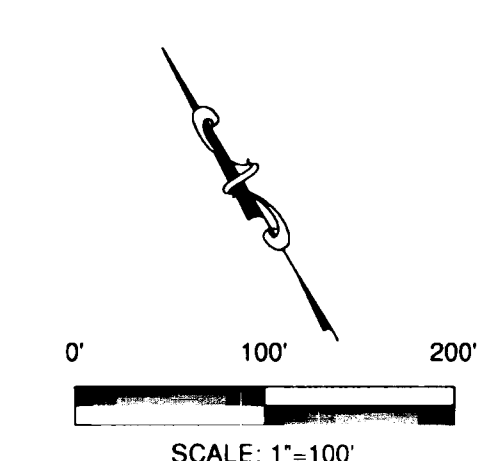
CURVE	RADIUS	TANGENT BEARING	CHORD BEARING	CHORD	ARC	DELTA	TANGENT BEARING
C1	870.00'	N29°54'00"E	S33°35'03"W	111.81'	111.88'	722°06"	N37°16'06"E
C2	800.00'		S33°11'35"W	91.91'	91.96'	635°10"	
C3	800.00'		S37°41'35"W	33.70'	33.70'	224°50"	
C4	800.00'		S34°24'00"W	125.53'	125.66'	9°00'00"	
C5	600.00'		N35°02'51"E	80.63'	80.69'	742°18"	
C6	600.00'		N30°32'51"E	13.56'	13.56'	117°42"	
C7	600.00'		N34°24'00"E	94.15'	94.25'	9°00'00"	
C8	670.00'		N34°36'59"E	100.08'	100.18'	8°34'00"	
C9	670.00'		N30°06'59"E	5.07'	5.06'	0°26'00"	
C10	670.00'		N34°24'00"E	105.14'	105.24'	9°00'00"	

- LEGEND**
- Existing 1.125" Outside Dia. Iron Pipe
 - ⊙ Existing 2.375" Outside Dia. Iron Pipe
 - Set 2" Inside Dia. x 24" Iron Pipe Outside Dia. of 2.375" Having a Min. Wt. of 3.65 lb./lin. ft.
 - ⊕ Recorded County Monument
 - ⊖ Transmission Line Power Poles
 - E.S.A. Environmentally Sensitive Area
 - S.F. Square Feet

ALL OTHER LOT AND OUTLOT CORNERS MARKED WITH A 1.125" OUTSIDE DIA X 24" IRON PIPE WEIGHING 1.13 LBS./LIN. FT.

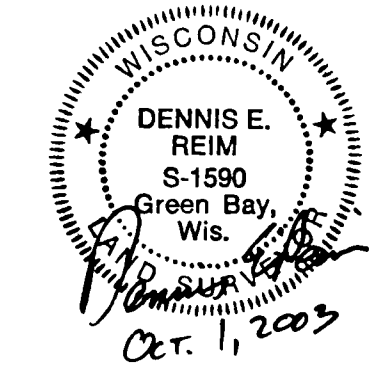
ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST HUNDREDTH OF A FOOT AND COMPUTED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST THREE SECONDS AND COMPUTED TO THE NEAREST HALF SECOND.



BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SW 1/4 OF SECTION 13, RECORDED AS S88°52'43"E, BROWN COUNTY COORDINATES

AREA DEDICATED TO THE PUBLIC FOR STREET PURPOSES CONTAINS 400,733 SQ. FT. OR 9.20 ACRES OF LAND MORE OR LESS.



RESTRICTIVE COVENANTS

1. THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE OWNER AND MAINTAINED BY THE ADJUTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER
2. EACH LOT OWNER SHALL GRADE THE PROPERTY ABUTTING A STREET TO CONFORM TO THE ADAPTED SIDEWALK GRADE ELEVATION AND MAINTAIN SAID ELEVATION FOR FUTURE SIDEWALKS
3. NO POLES, PEDESTALS OR BURIED CABLES ARE TO BE PLACED AS TO DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE A DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATUTES
4. LOTS 8, 83-86 OUTLOT 2 AND OUTLOT 3 CONTAIN AN ENVIRONMENTALLY SENSITIVE AREA (ESA), AS DEFINED IN THE BROWN COUNTY SEWAGE PLAN. THE ESA INCLUDES ALL LAND WITHIN 75 FEET OF A NAVIGABLE STREAM. DEVELOPMENT AND LAND DISTURBING ACTIVITIES ARE RESTRICTED WITHIN THE ESA UNLESS AMENDMENTS ARE APPROVED BY THE BROWN COUNTY PLANNING COMMISSION AND THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES
5. LOT 8 AND OUTLOT 3 INCLUDE WETLAND AREAS THAT MAY REQUIRE PERMITS FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, ARMY CORP OF ENGINEERS, OR THE BROWN COUNTY ZONING ADMINISTRATOR'S OFFICE PRIOR TO ANY DEVELOPMENT ACTIVITY
6. CONCRETE SIDEWALKS SHALL BE PLACED ON THE WEST SIDE OF SUSSEX ROAD FROM BAYWATCH DRIVE TO 165 FEET NORTH OF GLEN ABBEY DRIVE, ON THE EAST SIDE OF SUSSEX ROAD ADJACENT TO OUTLOT 3, AND ON BOTH SIDES OF TROON DRIVE FROM 165 FEET NORTH OF BAYWATCH DRIVE TO BLACKWOLF RUN ON THE PEDESTRIAN EASEMENT. SIDEWALKS SHOULD BE INSTALLED IN FRONT OF LOTS ABUTTING SUSSEX ROAD AND TROON DRIVE AT THE TIME THE LOTS ARE DEVELOPED AND PRIOR TO RECEIVING AN OCCUPANCY PERMIT OR AS DIRECTED BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY.

Prepared By:
Robert E. Lee & Associates, Inc.
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THOMAS J. JUZA'S SHOREWOOD HEIGHTS
 A SUBDIVISION LOCATED IN PARTS OF THE NW 1/4-SW 1/4, SE 1/4-SW1/4 AND THE SW1/4-SW 1/4
 OF SECTION 13, AND PART OF THE SE 1/4-SE 1/4 AND GOVERNMENT LOT 2 OF SECTION 14,
 ALL LOCATED IN T24N, R21E, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

REGISTER'S OFFICE
 Brown Co., Wis.

Received for record the 3rd day
 of November A.D. 2003 at
9:53 o'clock A.M. and recorded in
 Vol. 22 of PLATS on page 79

Cathy Wellington
 Register of Deeds

CORPORATE OWNER'S CERTIFICATE

THOMAS J. JUZA CUSTOM HOME & DESIGN, INC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND ON THIS PLAT TO BE SURVEYED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. THOMAS J. JUZA CUSTOM HOMES & DESIGN, INC. DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

CITY OF GREEN BAY
 DEPARTMENT OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID THOMAS J. JUZA CUSTOM HOME & DESIGN, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY THOMAS J. JUZA ON THIS 24 DAY OF October, 2003.

Thomas J. Juzas
 THOMAS J. JUZA, PRESIDENT

STATE OF WISCONSIN)
 COUNTY OF BROWN) SS

PERSONALLY CAME BEFORE ME THIS 24 DAY OF October, 2003,
 THE ABOVE NAMED OWNER, TO ME KNOWN TO BE THE PERSON WHO
 EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

Debra A. Bruskowski
 NOTARY PUBLIC
 BROWN COUNTY, WISCONSIN
 MY COMMISSION EXPIRES 11-27-05

TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
 COUNTY OF BROWN) SS

AS DULY ELECTED CITY OF GREEN BAY TREASURER AND BROWN COUNTY TREASURER,
 WE HEREBY CERTIFY THAT THE RECORDS IN OUR OFFICES SHOW NO UNPAID TAXES,
 NO UNREDEEMED TAX SALES AND NO UNPAID SPECIAL ASSESSMENTS AFFECTING ANY
 OF THE LANDS INCLUDED IN "THOMAS J. JUZA'S SHOREWOOD HEIGHTS", AS OF THE
 DATES LISTED BELOW.

Douglas Dahl DATE 10-31-03 *Kerry M. Blaney* DATE 10-31-03
 DOUGLAS DAHL CITY OF GREEN BAY TREASURER KERRY M. BLANEY BROWN COUNTY TREASURER

BY THE MAYOR AND COMMON COUNCIL OF THE CITY OF GREEN BAY

RESOLVED THAT A PLAT KNOWN AS "THOMAS J. JUZA'S SHOREWOOD HEIGHTS" WHICH HAS BEEN DULY FILED FOR APPROVAL OF THE COMMON COUNCIL OF THE CITY OF GREEN BAY, BE AND IS HEREBY APPROVED AS REQUIRED BY CHAPTER 236 OF THE WISCONSIN STATUTES, AND SUBJECT TO THE CONDITIONS SET FORTH IN THE PLAN COMMISSION REPORT OF April 16, 2003

I, _____, CITY CLERK DO HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, WISCONSIN ON THIS _____ DAY OF _____, 2003.

DATED THIS 31st DAY OF October, 2003.
Douglas Dahl
 DOUGLAS DAHL
 CITY OF GREEN BAY TREASURER

SURVEYOR'S CERTIFICATE

I, DENNIS E. REIM, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT UNDER THE DIRECTION OF THOMAS J. JUZA, I HAVE SURVEYED, DIVIDED AND MAPPED A PARCEL OF LAND BEING LOCATED IN PART OF THE NW1/4 OF THE SW1/4, PART OF THE SW1/4 OF THE SW1/4, PART OF THE SE1/4 OF THE SW1/4, SECTION 13, T24N, R21E, AND PART OF THE SE1/4 OF THE SE1/4, AND PART OF GOVERNMENT LOT 2, SECTION 14, T24N, R21E, ALL BEING IN THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

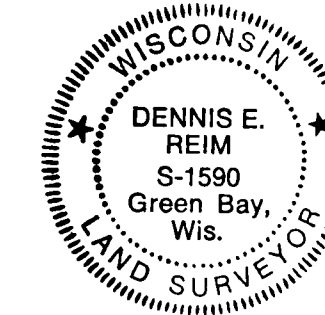
COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 13, T24N, R21E;
 THENCE S88°52'43"E, 2586.04 FEET ALONG THE NORTH LINE OF THE SW1/4 OF SAID SECTION 13 TO THE CENTERLINE OF AN EXISTING 100 FOOT WIDE WISCONSIN PUBLIC SERVICE CORPORATION POWERLINE EASEMENT;
 THENCE S29°53'37"W, 2092.81 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING;
 THENCE CONTINUING S29°53'37"W, 913.87 FEET ALONG SAID CENTERLINE TO THE SOUTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SECTION 13;
 THENCE N88°54'01"W, 267.38 FEET ALONG SAID SOUTH LINE TO THE EASTERLY LINE OF THE PLAT OF R.J. VANDER KELEN'S SHOREWOOD HEIGHTS SECOND ADDITION;
 THENCE N29°54'00"E, 73.95 FEET ALONG SAID EASTERLY LINE TO THE NORTHEAST CORNER OF SAID PLAT;
 THENCE N58°58'25"W, 1649.80 FEET ALONG THE NORTHERLY LINE OF SAID PLAT TO THE SOUTHEAST CORNER OF LOT 51, R.J. VANDER KELEN'S SHOREWOOD HEIGHTS SECOND ADDITION;
 THENCE N31°01'35"E, 835.00 FEET ALONG THE EASTERLY LINE OF SAID R.J. VANDER KELEN'S SHOREWOOD HEIGHTS SECOND ADDITION TO THE SOUTHEAST CORNER OF LOT 56 OF SAID PLAT;
 THENCE N30°07'42"E, 225.45 FEET ALONG THE EASTERLY LINE OF LOTS 56 AND 57 OF SAID R.J. VANDER KELEN'S SHOREWOOD HEIGHTS SECOND ADDITION;
 THENCE S87°44'35"E, 42.01 FEET ALONG THE CENTERLINE OF AN EXISTING DRAINAGE WAY;
 THENCE N85°00'49"E, 26.29 FEET ALONG SAID CENTERLINE;
 THENCE S52°04'58"E, 204.93 FEET ALONG SAID CENTERLINE;
 THENCE S37°08'35"E, 114.19 FEET;
 THENCE S31°01'35"W, 69.05 FEET;
 THENCE S58°58'25"E, 1266.34 FEET;
 THENCE S67°03'09"E, 70.52 FEET;
 THENCE S60°06'00"E, 164.79 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,845,229 SQUARE FEET OR 42.37 ACRES OF LAND MORE OR LESS.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE, THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF GREEN BAY.

DATED THIS 1 DAY OF October, 2003

Dennis E. Reim
 DENNIS E. REIM, REGISTERED LAND SURVEYOR #1590
 ROBERT E. LEE & ASSOCIATES, INC.



CONSENT OF CORPORATE MORTGAGEE

Anchor Bank FSB, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF THOMAS J. JUZA CUSTOM HOMES & DESIGN, INC., OWNERS.

IN WITNESS, Anchor Bank FSB HAS CAUSED THESE PRESENTS TO BE SIGNED BY Thomas D. Hickey ITS Vice President AND COUNTERSIGNED BY J. J. Legreve ITS BRANCH MANAGER AT GREEN BAY, WISCONSIN,

THIS 30 DAY OF October, 2003.

(sign) *Thomas D. Hickey* (sign) *J. J. Legreve*
 (print name) Thomas D. Hickey (print name) JAMES J. LEGREVE

STATE OF WISCONSIN)
 COUNTY OF BROWN) SS

PERSONALLY CAME BEFORE ME THIS 30 DAY OF October, 2003,
 THE ABOVE NAMED OWNER, TO ME KNOWN TO BE THE PERSON WHO
 EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

Debra A. Bruskowski
 NOTARY PUBLIC
 BROWN COUNTY, WISCONSIN
 MY COMMISSION EXPIRES 11-27-05

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats., or by the County Planning Agency.

Certified October 23rd 2003
Kerry M. Blaney
 Department of Administration

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